HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: June 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

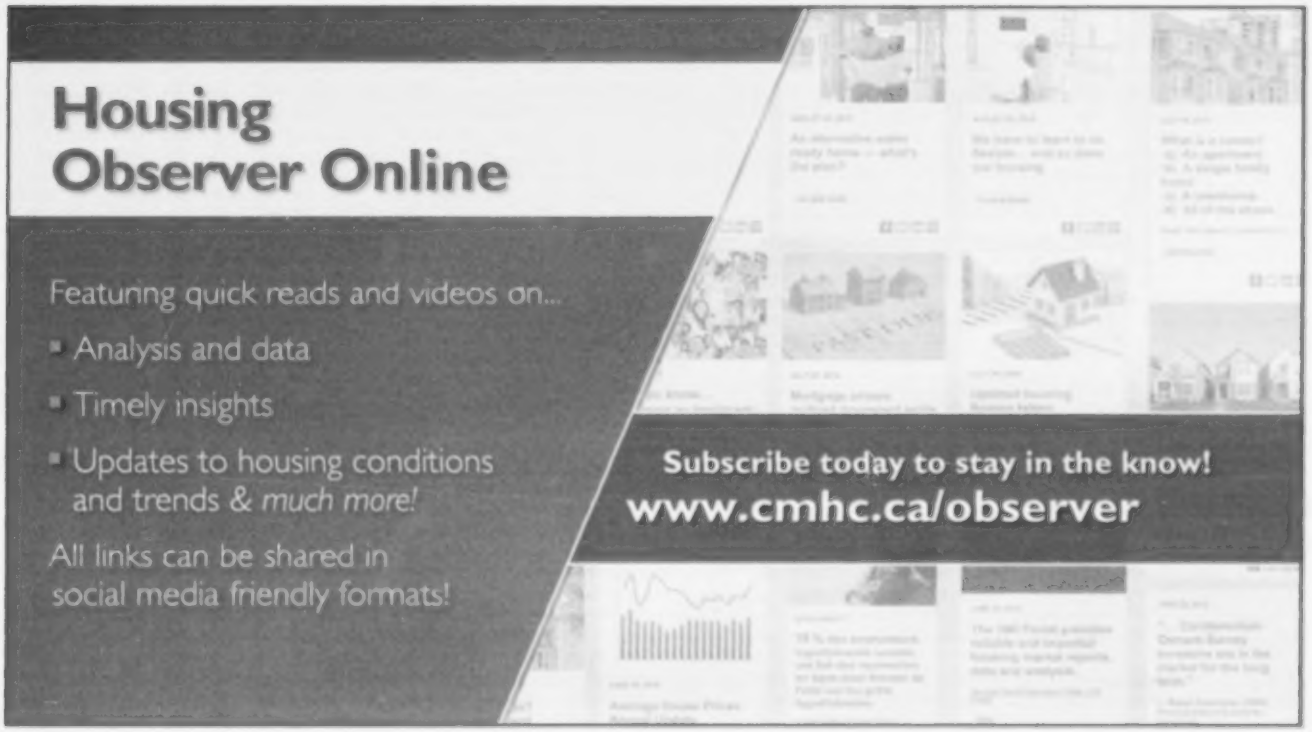
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

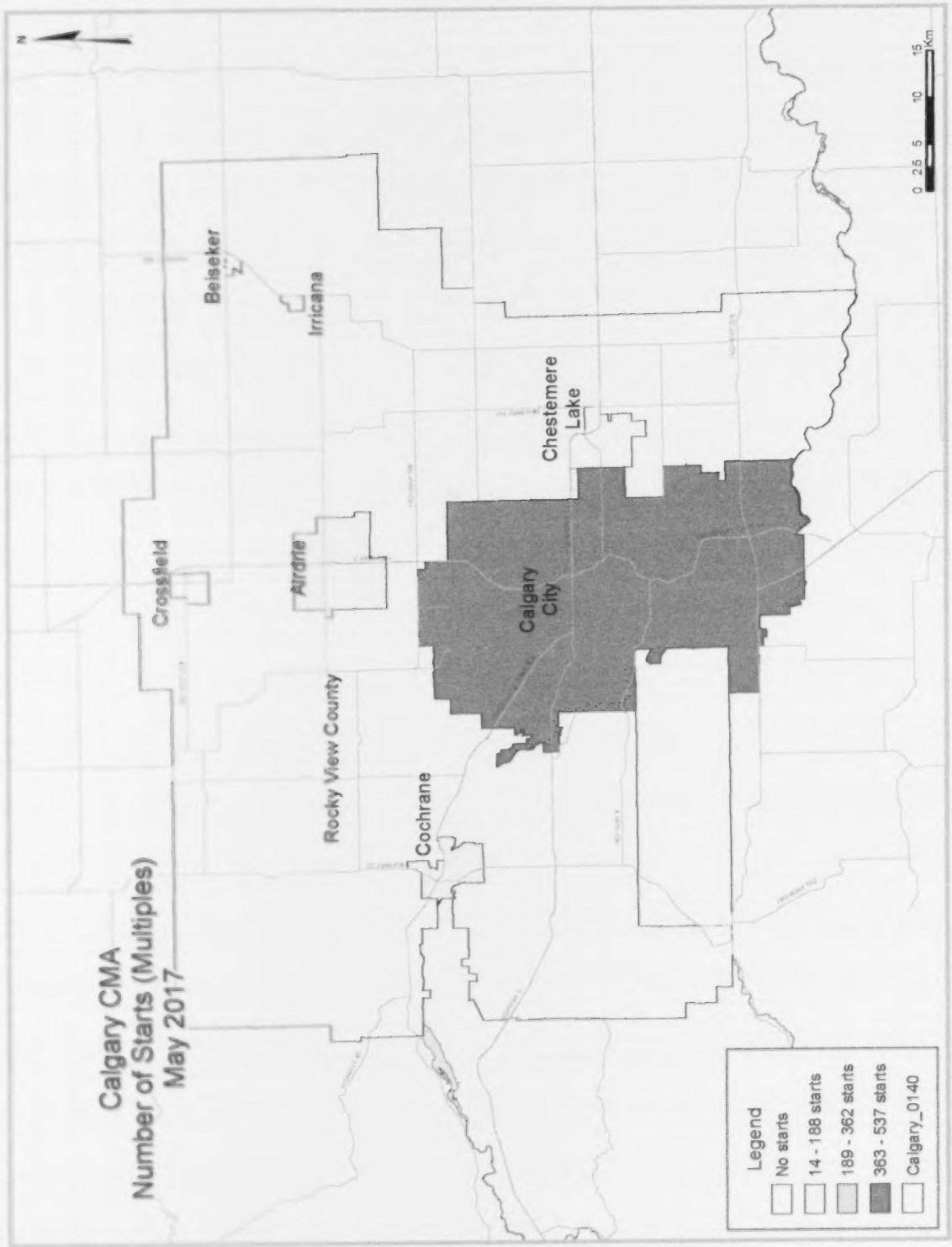
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

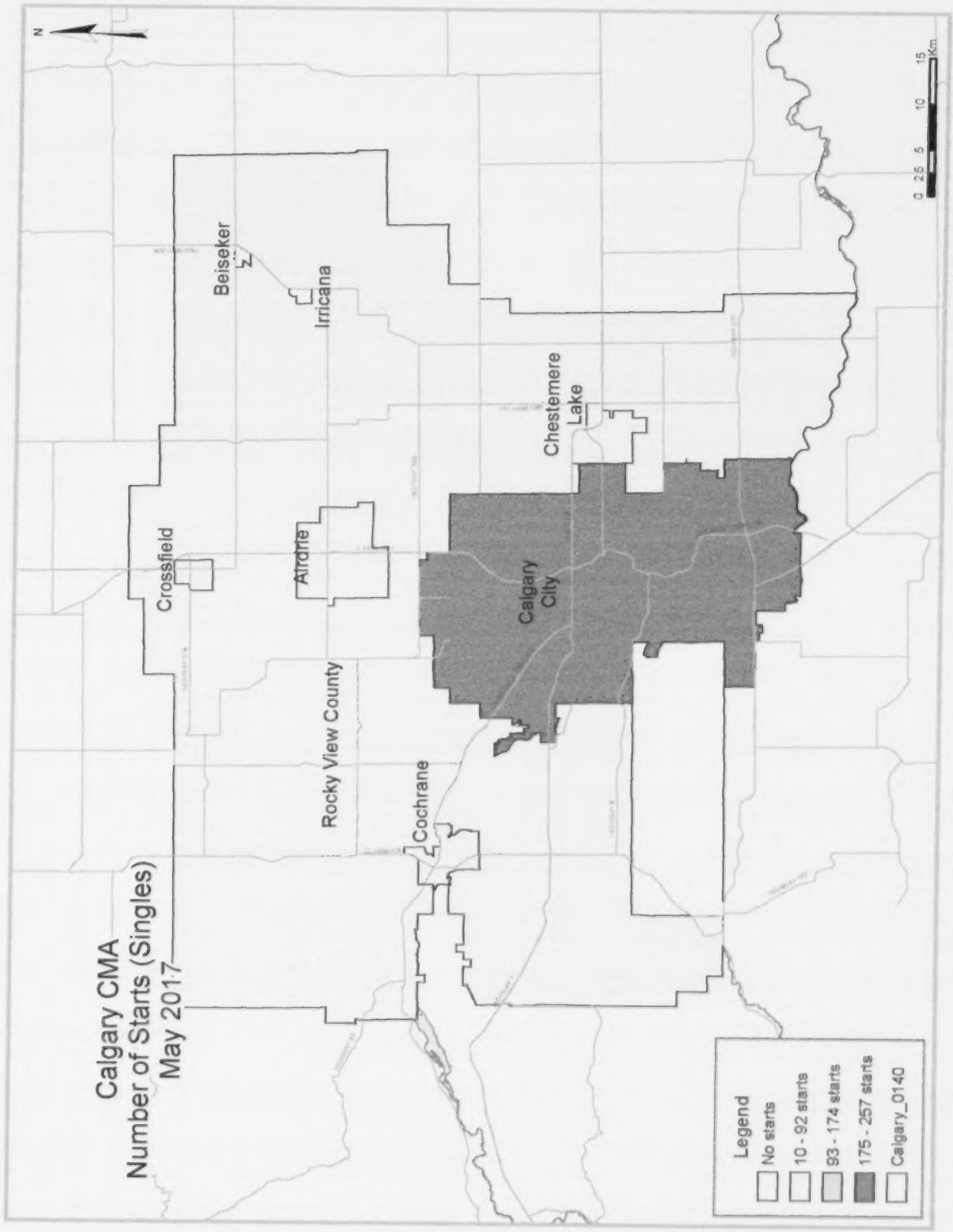
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

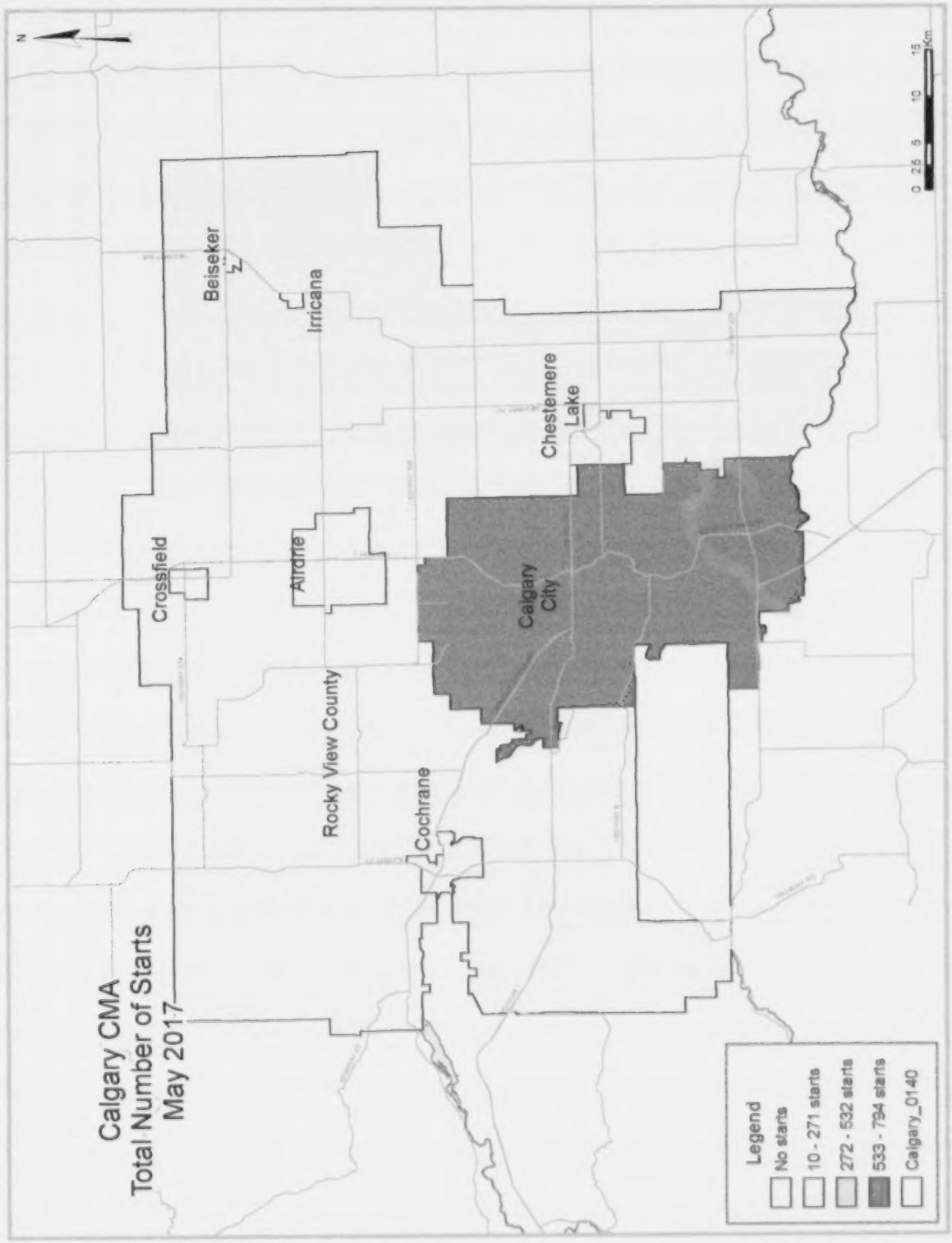
SUBSCRIBE NOW!

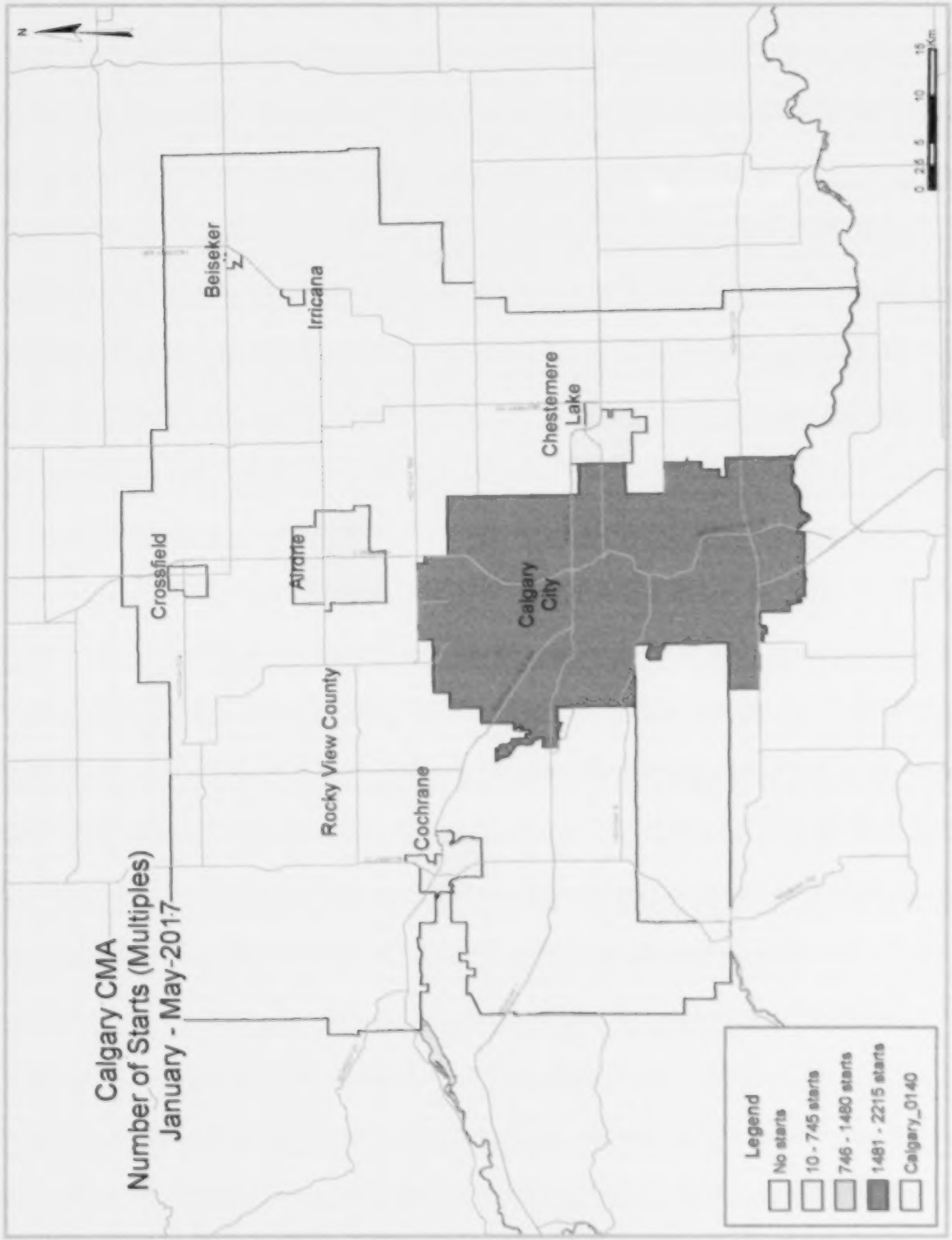
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

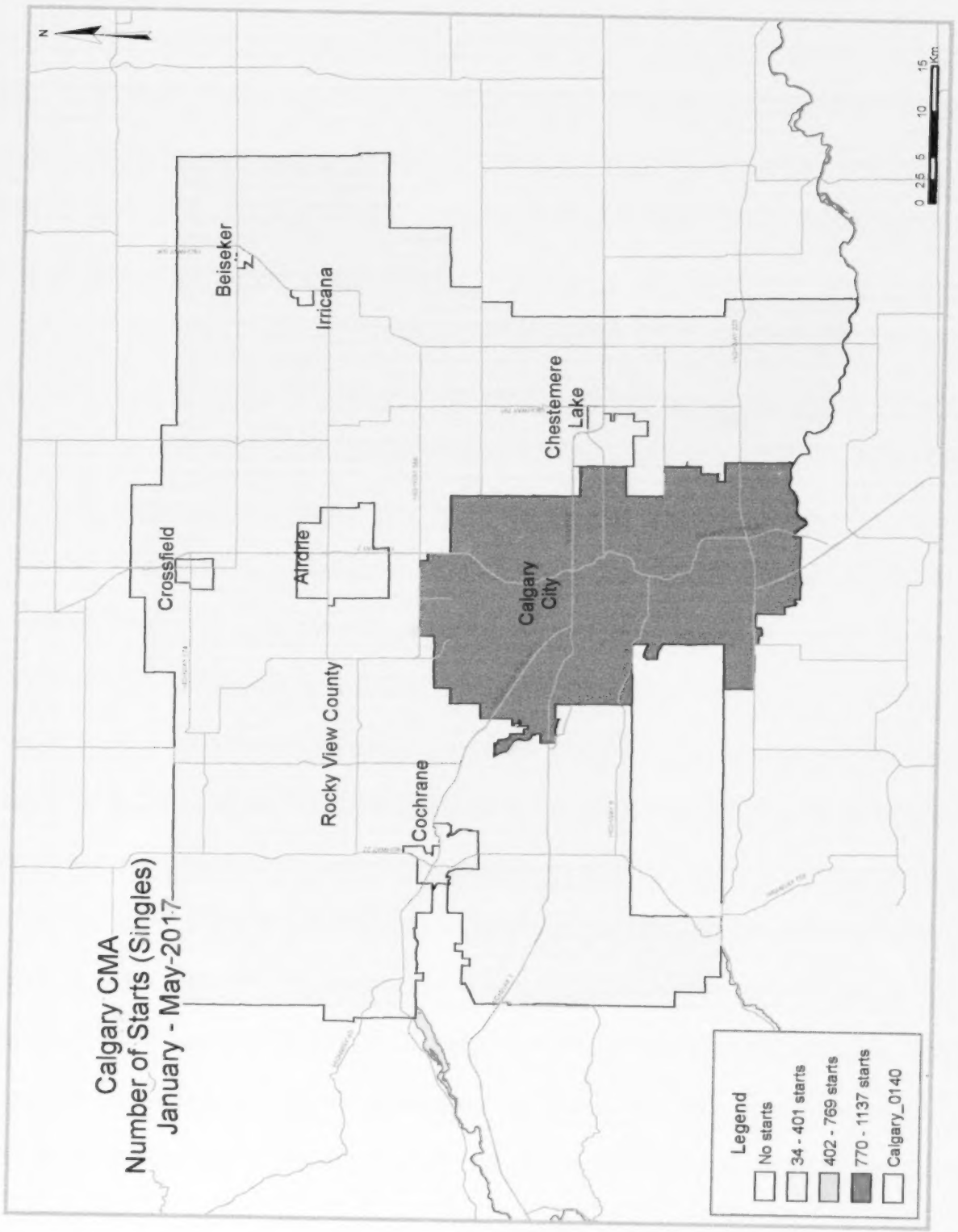

Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

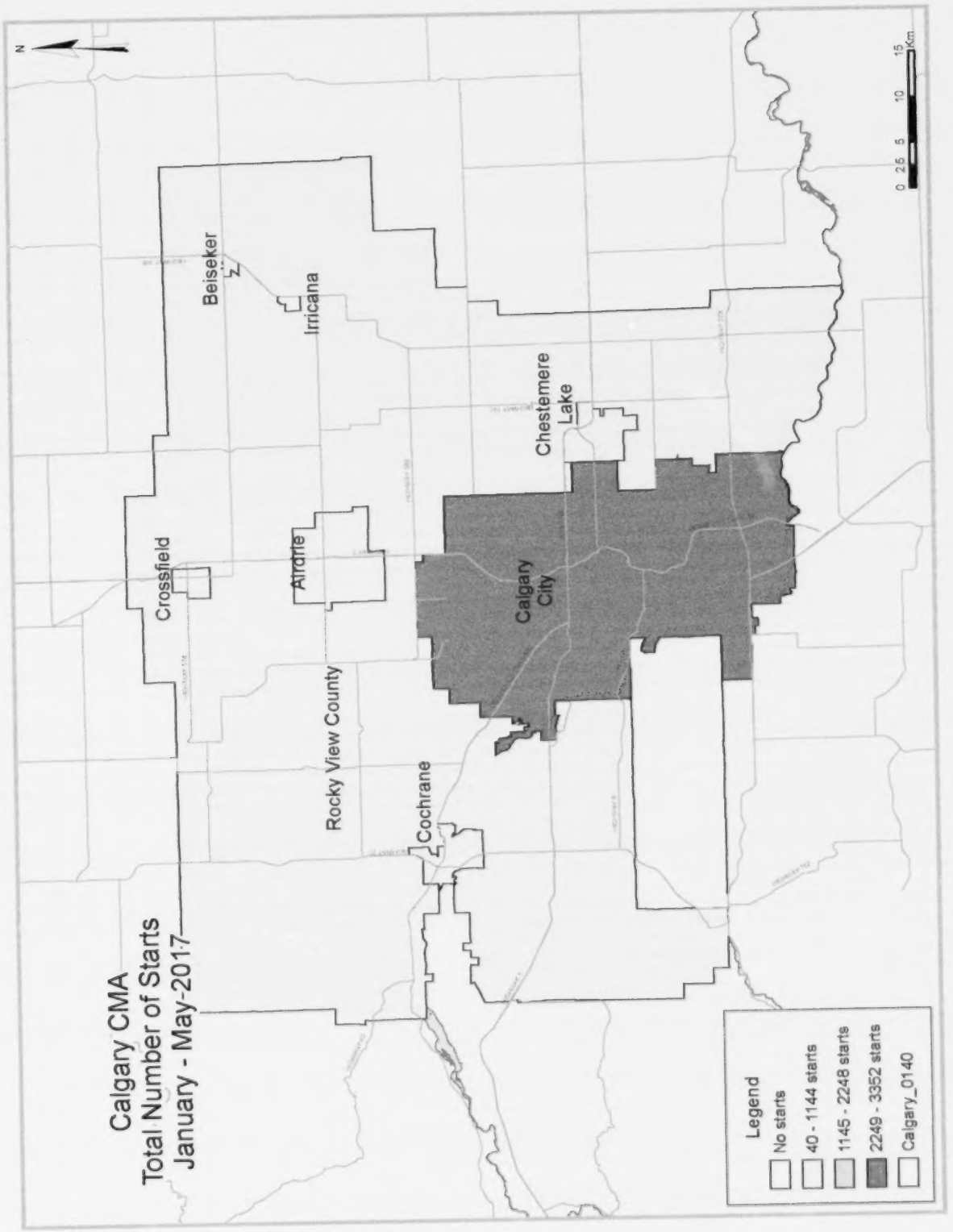

Calgary CMA
Number of Starts (Multiples)
May 2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
14 - 188 starts
189 - 362 starts
363 - 537 starts
Calgary_0140


Calgary CMA
Number of Starts (Singles)
May 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
10 - 92 starts
93 - 174 starts
175 - 257 starts
Calgary_0140


Calgary CMA
Total Number of Starts
May 2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km
Legend
No starts
10 - 271 starts
272 - 532 starts
533 - 794 starts
Calgary_0140


Calgary CMA
Number of Starts (Multiples)
January - May-2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
10 - 745 starts
746 - 1480 starts
1481 - 2215 starts
Calgary_0140
N
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
January - May-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
34 - 401 starts
402 - 769 starts
770 - 1137 starts
Calgary_0140


Calgary CMA
Total Number of Starts
January - May-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
40 - 1144 starts
1145 - 2248 starts
2249 - 3352 starts
Calgary_0140

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2017		
Calgary CMA[1]	April 2017	May 2017
Trend[2]	9,971	10,533
SAAR	13,033	11,839
	May 2016	May 2017
Actual		
May - Single-Detached	243	369
May - Multiples	405	588
May - Total	648	957
January to May - Single-Detached	1,127	1,571
January to May - Multiples	1,903	2,564
January to May - Total	3,030	4,135

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	369	76	181	0	46	285	0	0	957
May 2016	243	44	45	0	50	266	0	0	648
% Change	51.9	72.7	**	n/a	-8.0	7.1	n/a	n/a	47.7
Year-to-date 2017	1,571	404	367	0	297	1,069	0	427	4,135
Year-to-date 2016	1,127	254	85	0	351	1,059	0	154	3,030
% Change	39.4	59.1	**	n/a	-15.4	0.9	n/a	177.3	36.5
UNDER CONSTRUCTION									
May 2017	2,368	684	517	0	626	4,405	25	711	9,336
May 2016	2,101	640	154	1	1,071	5,867	17	2,171	12,022
% Change	12.7	6.9	**	-100.0	-41.5	-24.9	47.1	-67.3	-22.3
COMPLETIONS									
May 2017	252	74	40	0	54	247	9	42	718
May 2016	307	80	51	0	81	160	2	15	696
% Change	-17.9	-7.5	-21.6	n/a	-33.3	54.4	**	180.0	3.2
Year-to-date 2017	1,402	374	161	1	331	1,536	15	806	4,626
Year-to-date 2016	1,389	338	130	1	565	1,593	39	731	4,786
% Change	0.9	10.7	23.8	0.0	-41.4	-3.6	-61.5	10.3	-3.3
COMPLETED & NOT ABSORBED									
May 2017	423	147	35	0	133	1,185	n/a	n/a	1,923
May 2016	364	120	18	0	95	417	n/a	n/a	1,014
% Change	16.2	22.5	94.4	n/a	40.0	184.2	n/a	n/a	89.6
ABSORBED									
May 2017	272	79	60	0	80	232	n/a	n/a	723
May 2016	330	86	42	0	88	110	n/a	n/a	656
% Change	-17.6	-8.1	42.9	n/a	-9.1	110.9	n/a	n/a	119.0
Year-to-date 2017	1,361	376	143	1	349	1,126	n/a	n/a	3,356
Year-to-date 2016	1,383	340	113	1	540	1,370	n/a	n/a	3,747
% Change	-1.6	10.6	26.5	0.0	-35.4	-17.8	n/a	n/a	-10.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
May 2017	257	66	162	0	40	269	0	0	794
May 2016	173	34	45	0	39	266	0	0	557
Airdrie									
May 2017	53	0	8	0	6	0	0	0	67
May 2016	26	6	0	0	0	0	0	0	32
Beiseker									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2017	10	0	0	0	0	0	0	0	10
May 2016	8	0	0	0	6	0	0	0	14
Cochrane									
May 2017	25	10	11	0	0	16	0	0	62
May 2016	24	2	0	0	5	0	0	0	31
Crossfield									
May 2017	11	0	0	0	0	0	0	0	11
May 2016	4	2	0	0	0	0	0	0	6
Irricana									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2017	13	0	0	0	0	0	0	0	13
May 2016	8	0	0	0	0	0	0	0	8
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2017	369	76	181	0	46	285	0	0	957
May 2016	243	44	45	0	50	266	0	0	648

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
May 2017	1,692	534	425	0	364	4,314	16	624	7,969
May 2016	1,481	488	118	1	617	5,724	5	2,012	10,446
Airdrie									
May 2017	264	66	59	0	111	64	9	0	573
May 2016	235	76	32	0	254	143	0	159	899
Beiseker									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
May 2017	54	14	0	0	29	0	0	0	97
May 2016	78	2	0	0	22	0	0	0	102
Cochrane									
May 2017	144	60	33	0	122	27	0	87	473
May 2016	116	52	0	0	178	0	12	0	358
Crossfield									
May 2017	44	0	0	0	0	0	0	0	44
May 2016	22	6	4	0	0	0	0	0	32
Irricana									
May 2017	0	2	0	0	0	0	0	0	2
May 2016	2	0	0	0	0	0	0	0	2
Rocky View County									
May 2017	170	8	0	0	0	0	0	0	178
May 2016	165	16	0	0	0	0	0	0	181
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2017	2,368	684	517	0	626	4,405	25	711	9,336
May 2016	2,101	640	154	1	1,071	5,867	17	2,171	12,022

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
May 2017	174	62	0	0	36	247	0	42	561
May 2016	191	56	29	0	47	30	2	15	370
Airdrie									
May 2017	41	8	30	0	6	0	9	0	94
May 2016	52	8	22	0	6	130	0	0	218
Beiseker									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2017	5	0	0	0	0	0	0	0	5
May 2016	19	2	0	0	0	0	0	0	21
Cochrane									
May 2017	19	4	10	0	12	0	0	0	45
May 2016	31	14	0	0	28	0	0	0	73
Crossfield									
May 2017	5	0	0	0	0	0	0	0	5
May 2016	0	0	0	0	0	0	0	0	0
Irricana									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2017	8	0	0	0	0	0	0	0	8
May 2016	14	0	0	0	0	0	0	0	14
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2017	252	74	40	0	54	247	9	42	718
May 2016	307	80	51	0	81	160	2	15	696

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
May 2017	302	112	1	0	101	1,169	n/a	n/a	1,685
May 2016	257	98	17	0	82	360	n/a	n/a	814
Airdrie									
May 2017	40	21	22	0	12	12	n/a	n/a	107
May 2016	40	7	1	0	6	51	n/a	n/a	105
Beiseker									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
May 2017	11	1	0	0	7	0	n/a	n/a	19
May 2016	15	1	0	0	0	0	n/a	n/a	16
Cochrane									
May 2017	31	11	12	0	13	4	n/a	n/a	71
May 2016	32	14	0	0	7	6	n/a	n/a	59
Crossfield									
May 2017	8	0	0	0	0	0	n/a	n/a	8
May 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
May 2017	31	2	0	0	0	0	n/a	n/a	33
May 2016	20	0	0	0	0	0	n/a	n/a	20
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
May 2017	423	147	35	0	133	1,185	n/a	n/a	1,923
May 2016	364	120	18	0	95	417	n/a	n/a	1,014

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
May 2017	183	61	7	0	57	232	n/a	n/a	540
May 2016	212	67	20	0	55	31	n/a	n/a	385
Airdrie									
May 2017	49	13	46	0	4	0	n/a	n/a	112
May 2016	53	5	22	0	3	79	n/a	n/a	162
Beiseker									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
May 2017	6	0	0	0	9	0	n/a	n/a	15
May 2016	19	2	0	0	0	0	n/a	n/a	21
Cochrane									
May 2017	19	5	7	0	10	0	n/a	n/a	41
May 2016	32	12	0	0	30	0	n/a	n/a	74
Crossfield									
May 2017	7	0	0	0	0	0	n/a	n/a	7
May 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
May 2017	8	0	0	0	0	0	n/a	n/a	8
May 2016	14	0	0	0	0	0	n/a	n/a	14
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
May 2017	272	79	60	0	80	232	n/a	n/a	723
May 2016	330	86	42	0	88	110	n/a	n/a	656

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Calgary City	257	173	66	34	202	84	269	266	794	557	42.5
Airdrie	53	26	0	6	14	0	0	0	67	32	109.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	10	8	0	0	0	6	0	0	10	14	-28.6
Cochrane	25	24	10	2	11	5	16	0	62	31	100.0
Crossfield	11	4	0	2	0	0	0	0	11	6	83.3
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	13	8	0	0	0	0	0	0	13	8	62.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	369	243	76	44	227	95	285	266	957	648	47.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	1,137	804	304	176	518	321	1,393	1,157	3,352	2,458	36.4
Airdrie	200	133	54	50	72	70	0	56	326	309	5.5
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	34	36	10	0	0	22	0	0	44	58	-24.1
Cochrane	99	84	46	22	64	21	103	0	312	127	145.7
Crossfield	40	19	0	4	0	0	0	0	40	23	73.9
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	61	50	0	4	0	0	0	0	61	54	13.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,571	1,127	414	256	654	434	1,496	1,213	4,135	3,030	36.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Calgary City	202	84	0	0	269	266	0	0
Airdrie	14	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	6	0	0	0	0	0	0
Cochrane	11	5	0	0	16	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	227	95	0	0	285	266	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	518	321	0	0	1,053	1,003	340	154
Airdrie	72	70	0	0	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	22	0	0	0	0	0	0
Cochrane	64	21	0	0	16	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	654	434	0	0	1,069	1,059	427	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Calgary City	485	252	309	305	0	0	794	557
Airdrie	61	32	6	0	0	0	67	32
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	8	0	6	0	0	10	14
Cochrane	46	26	16	5	0	0	62	31
Crossfield	11	6	0	0	0	0	11	6
Irricana	0	0	0	0	0	0	0	0
Rocky View County	13	8	0	0	0	0	13	8
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	626	332	331	316	0	0	957	648

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,752	1,046	1,260	1,258	340	154	3,352	2,458
Airdrie	280	200	46	109	0	0	326	309
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	44	36	0	22	0	0	44	58
Cochrane	165	106	60	21	87	0	312	127
Crossfield	40	23	0	0	0	0	40	23
Irricana	0	0	0	0	0	0	0	0
Rocky View County	61	54	0	0	0	0	61	54
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,342	1,466	1,366	1,410	427	154	4,135	3,030

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Calgary City	174	191	62	58	36	76	289	45	561	370	51.6
Airdrie	41	52	8	8	45	28	0	130	94	218	-56.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	5	19	0	2	0	0	0	0	5	21	-76.2
Cochrane	19	31	4	14	17	28	5	0	45	73	-38.4
Crossfield	5	0	0	0	0	0	0	0	5	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	8	14	0	0	0	0	0	0	8	14	-42.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	252	307	74	82	98	132	294	175	718	696	3.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	978	965	270	292	277	467	2,330	1,960	3,855	3,684	4.6
Airdrie	205	181	64	20	132	121	12	284	413	606	-31.8
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	33	69	0	4	31	0	0	0	64	73	-12.3
Cochrane	79	94	38	42	50	125	5	80	172	341	-49.6
Crossfield	23	5	6	0	0	0	0	0	29	5	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	85	76	8	0	0	0	0	0	93	76	22.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,403	1,391	386	358	490	713	2,347	2,324	4,626	4,786	-3.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Calgary City	36	76	0	0	247	30	42	15
Airdrie	36	28	9	0	0	130	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	17	28	0	0	5	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	89	132	9	0	252	160	42	15

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	273	455	4	12	1,524	1,371	806	589
Airdrie	123	121	9	0	12	142	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	31	0	0	0	0	0	0	0
Cochrane	50	101	0	24	5	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	477	677	13	36	1,541	1,593	806	731

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Calgary City	236	276	283	77	42	17	561	370
Airdrie	79	82	6	136	9	0	94	218
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	21	0	0	0	0	5	21
Cochrane	33	45	12	28	0	0	45	73
Crossfield	5	0	0	0	0	0	5	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	8	14	0	0	0	0	8	14
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	366	438	301	241	51	17	718	696

Table 3.5: Completions by Submarket and by Intended Market January - May 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,284	1,302	1,759	1,778	812	604	3,855	3,684
Airdrie	344	264	60	200	9	142	413	606
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	33	73	31	0	0	0	64	73
Cochrane	154	136	18	181	0	24	172	341
Crossfield	29	5	0	0	0	0	29	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	93	76	0	0	0	0	93	76
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,937	1,857	1,868	2,159	821	770	4,626	4,786

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
May 2017	51	28.0	39	21.4	29	15.9	9	4.9	54	29.7	182	650,000	802,505
May 2016	85	40.1	54	25.5	17	8.0	11	5.2	45	21.2	212	570,000	764,943
Year-to-date 2017	353	36.9	267	27.9	125	13.1	32	3.3	179	18.7	956	590,000	713,374
Year-to-date 2016	392	40.8	240	25.0	94	9.8	51	5.3	183	19.1	960	580,000	733,891
Airdrie													
May 2017	36	73.5	8	16.3	1	2.0	1	2.0	3	6.1	49	500,000	545,968
May 2016	39	73.6	12	22.6	1	1.9	0	0.0	1	1.9	53	470,000	498,238
Year-to-date 2017	158	80.6	25	12.8	8	4.1	1	0.5	4	2.0	196	480,000	498,620
Year-to-date 2016	115	62.8	42	23.0	12	6.6	5	2.7	9	4.9	183	510,000	552,303
Beiseker													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
May 2017	1	16.7	2	33.3	2	33.3	0	0.0	1	16.7	6	-	676,567
May 2016	2	10.5	6	31.6	3	15.8	3	15.8	5	26.3	19	690,000	716,179
Year-to-date 2017	4	11.8	12	35.3	8	23.5	4	11.8	6	17.6	34	-	744,194
Year-to-date 2016	11	16.4	20	29.9	8	11.9	13	19.4	15	22.4	67	645,000	710,714
Cochrane													
May 2017	11	57.9	3	15.8	2	10.5	2	10.5	1	5.3	19	500,000	559,710
May 2016	25	78.1	3	9.4	0	0.0	3	9.4	1	3.1	32	447,500	494,945
Year-to-date 2017	59	79.7	8	10.8	2	2.7	3	4.1	2	2.7	74	450,000	477,059
Year-to-date 2016	68	74.7	11	12.1	3	3.3	6	6.6	3	3.3	91	470,000	515,036
Crossfield													
May 2017	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	442,629
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	25	100.0	0	0.0	0	0.0	0	0.0	0	0.0	25	-	409,477
Year-to-date 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
Irricana													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
May 2017	1	16.7	2	33.3	0	0.0	1	16.7	2	33.3	6	-	865,767
May 2016	2	14.3	2	14.3	0	0.0	0	0.0	10	71.4	14	1,002,500	1,407,736
Year-to-date 2017	16	23.9	5	7.5	4	6.0	9	13.4	33	49.3	67	865,000	1,031,007
Year-to-date 2016	12	15.8	3	3.9	3	3.9	4	5.3	54	71.1	76	1,000,000	1,229,414
First Nations													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
May 2017	107	39.8	54	20.1	34	12.6	13	4.8	61	22.7	269	590,000	727,863
May 2016	153	46.4	77	23.3	21	6.4	17	5.2	62	18.8	330	560,000	720,389
Year-to-date 2017	615	45.5	317	23.4	147	10.9	49	3.6	224	16.6	1,352	565,000	679,683
Year-to-date 2016	602	43.5	318	23.0	120	8.7	79	5.7	264	19.1	1,383	570,000	720,231

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2017						
Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	802,505	764,943	4.9	713,374	733,891	-2.8
Airdrie	545,968	498,238	9.6	498,620	552,303	-9.7
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	676,567	716,179	-5.5	744,194	710,714	4.7
Cochrane	559,710	494,945	13.1	477,059	515,036	-7.4
Crossfield	442,629	-	n/a	409,477	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	865,767	1,407,736	-38.5	1,031,007	1,229,414	-16.1
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	727,863	720,389	1.0	679,683	720,231	-5.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

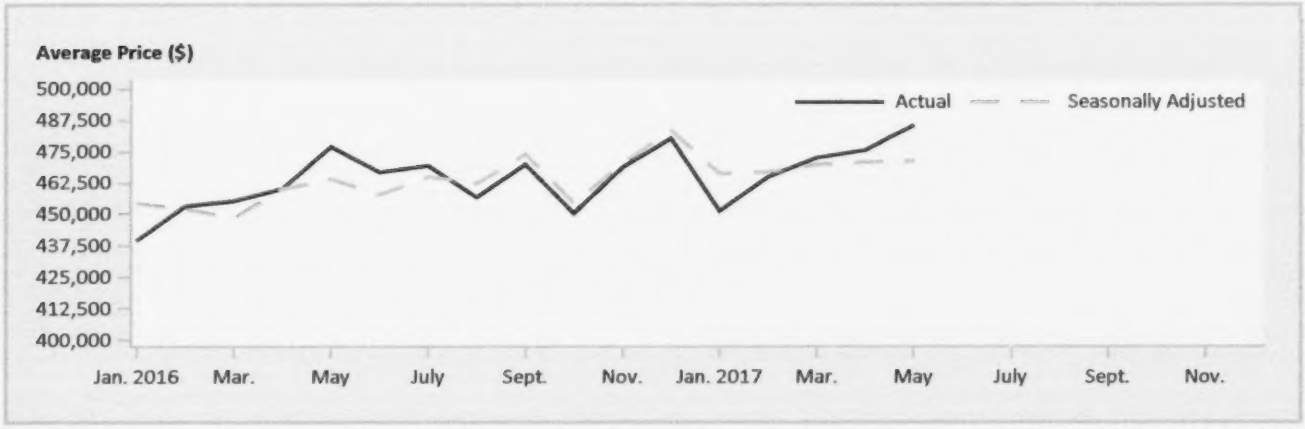


Figure 5.2: MLS® Residential Sales for Calgary

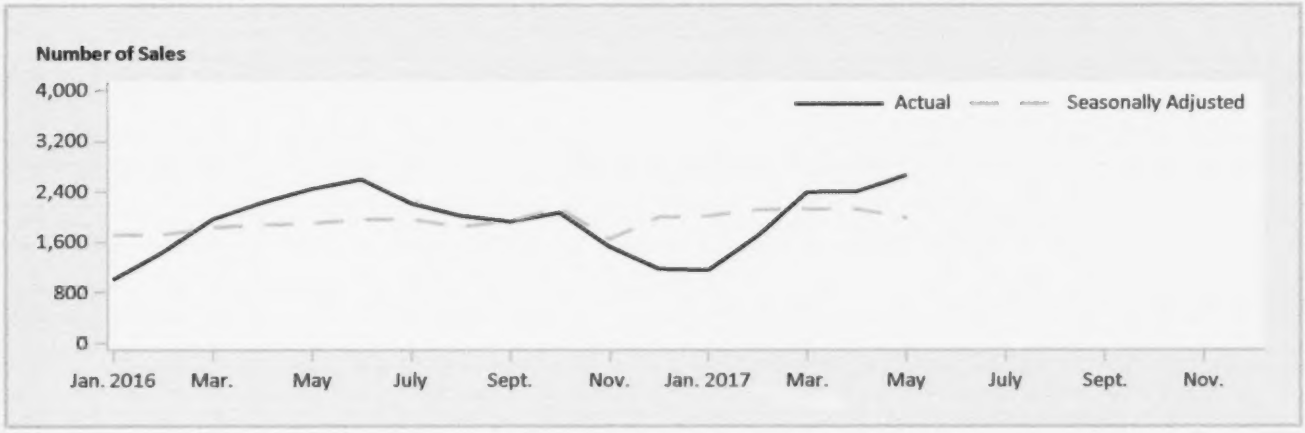
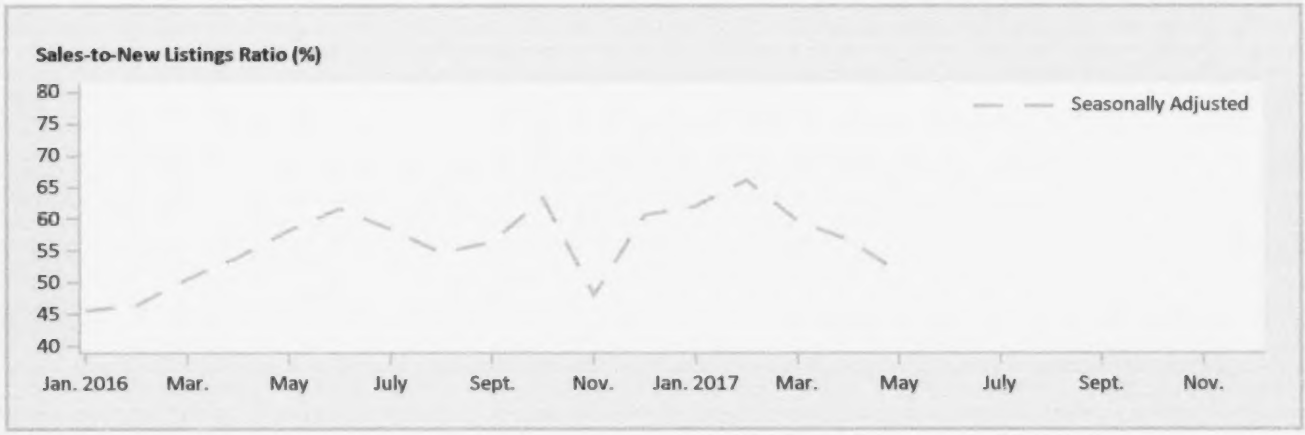


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2017

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.7	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	100.2	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	100.2	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	100.2	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	100.4	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	99.8	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	99.9	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	99.9	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	99.6	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	99.5	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	99.8	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	100.0	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64	99.9	137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64	99.7	137.2	819	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.3	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	823	9.3	74.6	1,162
	May	561	3.14	4.64		137.8	828	9.3	75.0	1,155
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

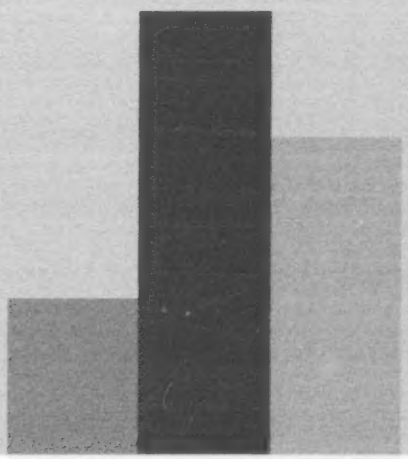
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on:
- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

64187_2017_M08